



ZONING ADMINISTRATOR
NOTICE OF DECISION

Date: April 14, 2017
Applicant: Shea Homes
Case No.: CUP16-0056
Address: Otay Ranch Village 3, R-1
Seville Model Homes & Sales Office
940 Camino Aldea
Project Manager: Janice Kluth

Notice is hereby given that on April 14, 2017, the Zoning Administrator considered Conditional Use Permit (CUP) application CUP16-0056, filed by Shea Homes (Applicant). The Applicant requests a CUP to establish three model homes and a temporary sales office (Project). The Sales Office for Seville is located at 940 Camino Aldea (Project Site) and is owned by HomeFed SH Otay, LLC (Property Owner). The Project Site is zoned Single Family 4 (SF-4) with a General Plan designation of Residential Medium (RM). The Project is more specifically described as follows:

The Project includes three model home plans, one temporary sales office within the finished garage of the Plan 1 model homes for the Seville development, an ADA accessible restroom, and a parking lot within the Otay Ranch Village 3 Neighborhood R-1. The Project will also consist of several temporary signs for the sales office and model homes and an accessible route between the sales office and the parking lot and ADA restroom.

Planning Staff has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project was adequately covered in previously adopted University Villages Final EIR (FEIR-13-01). No further environmental review or documentation is required.

The Zoning Administrator, under the provisions of Section 19.14.030.A of the Chula Vista Municipal Code and the Otay Ranch SPA plan, has been able to make the Conditional Use Permit findings as required by CVMC Section 19.14.080:

- 1. That the proposed use at this location is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood or community.**

The temporary model home complex is desirable due to its proximity to Heritage Road. The model home complex will allow the Applicant to provide sales

information to the general public regarding new homes for the Otay Ranch Planned Community.

2. **That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.**

The Project is conditioned to require the Applicant to post a bond in the amount determined by the Zoning Administrator to be adequate to insure that the temporary sales office, restroom facility, and parking lot shall be removed at the completion of sale of all homes. Thus, the model home complex will not be detrimental to the public health, safety or general welfare in that it will provide sufficient on-street parking, and handicapped accessibility.

3. **That the use will comply with the regulations and conditions specified in the code for such use.**

The conditional approval requires continuing compliance with all conditions, codes and regulations, as applicable, prior to the final issuance of any permit or occupancy of any facility on the site for the proposed Project. The conditions of this permit are approximately in proportion to the nature and extent of the impact created by the use in that the conditions imposed are directly related to, and of a nature and scope related to the size and impact of the use.

4. **That the granting of the Conditional Use Permit will not adversely affect the General Plan of the City or the adopted plan of any governmental agency.**

The General Plan does not specifically address temporary type uses. The granting of this Conditional Use Permit is in compliance with the Village 3 SPA Plan's Planned Community District Regulations, Section XB, which states that temporary uses are subject to administrative approval by the Zoning Administrator, and specifically lists subdivision sales offices, model home complexes and signage.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves Conditional Use Permit CUP16-0056 as described above subject to the following conditions of approval:

- I. **Prior to the approval by the City of Chula Vista for the use of the subject property in reliance upon this approval, the Applicant shall satisfy the following requirements:**

Planning Division

1. Prior to the approval by the City of Chula Vista for the use the subject property in reliance on this approval, the Applicant/Representative and Property Owner shall

execute this document by making a true copy of this letter of conditional approval and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

RT Conies

Signature of Applicant/Authorized Representative

2/20/17

Date

RT Conies

Signature of Property Owner

4/20/17

Date

2. The Applicant shall obtain a separate building permit or sign permit for the proposed signage and other applicable accessory structures for the model homes.
3. Provide one (1) \$3,000 faithful performance bond to ensure conversion of the sales office and removal of the temporary parking lot and one (1) \$1,000 faithful performance bond to ensure the removal of the restroom prior to issuance of building permits. There is no specific format required for these bonds. When the sales office is converted back into a garage and the temporary parking lot and the restroom are removed, the Applicant shall submit a letter to the Development Services Department requesting release of the bonds.
4. Sales offices shall be no closer than one vacant lot to an existing dwelling unit not part of the subdivision.
5. Applicant shall provide sufficient parking spaces on an asphaltic or concrete paved parking lot.

Land Development Division/Landscape Architecture

6. The Applicant shall obtain an Encroachment Permit for any temporary or private improvements within the public right of way. Temporary trap fences and sale signs require approval of a temporary Encroachment Permit.
7. The Landscape & Irrigation plans must be approved and installed prior to the release of the Certificate of Occupancy for the model homes.

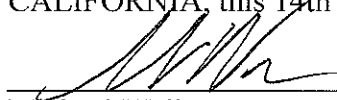
8. Following use as sales office facilities, the Applicant shall remove all temporary above-grade improvements, including fences, the parking lot, and sidewalks. Applicant shall finish/restore site to the final design condition.

II. The following on-going conditions shall apply to the Project as long as it relies upon this approval:

9. The Applicant shall maintain the Project in accordance with the approved plans for CUP16-0056, which include a site plan and floor plans on file in the Planning Division of Development Services, the conditions contained herein, and Title 19.
10. Approval of this Project shall not waive the Applicant's responsibility to comply with all sections of Title 19 of the CVMC, and all other applicable City Ordinances in effect at the time of building permit issuance or the approval of this Conditional Use Permit.
11. The Applicant shall execute this Conditional Use Permit as the authorized use only. Any new use or modification/expansion of uses shall be subject to the review and approval of the Zoning Administrator.
12. The Applicant/Representative and Property Owner shall and does hereby agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Conditional Use Permit, (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated herein, and Applicant/operator shall acknowledge their agreement to this provision by executing a copy of this Conditional Use Permit where indicated below. The Applicant/Representative and Property Owner's compliance with this provision is an express condition of this Conditional Use Permit and shall be binding on any and all of Applicant/Operator's successors and assigns.
13. Any violations of the terms and conditions of this permit may result in the imposition of civil or criminal penalties and/or the revocation or modification of this permit.
14. If any of the foregoing conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny, or further condition issuance of all future building permits, deny, revoke, or further condition all Certificates of Occupancy issued under the authority of approvals herein granted, institute and prosecute litigation to compel their compliance with said conditions

or seek damages for their violation. Applicant or a successor in interest gains no vested rights by the City's approval of this Conditional Use Permit.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 14th day of April 2017.

A handwritten signature in black ink, appearing to read 'Michael Walker', is written over a horizontal line.

Michael Walker
Zoning Administrator